



Wylie Planning and Zoning Commission

Minutes
Wylie Planning & Zoning Commission
Tuesday, February 15, 2011 – 6:30 pm
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

Chairman Phillip Johnston called the meeting to order at 6:44PM. Present with Chairman Johnston were, Vice Chairman Ruthie Wright, Commissioner Jeremy Jordan, Commissioner Gilbert Tamez, Commissioner David Dahl, Commissioner Ramona Kopchenko, and Commissioner Ron Smith.

Staff present was Renae' Ollie, Planning Director; Jasen Haskins, Assistant Planner; and Mary Bradley, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Jordan gave the invocation and Commissioner Kopchenko led the Pledge of Allegiance.

CITIZENS COMMENTS

Chairman Johnston opened the Citizens Participation. With no one approaching the Commissioners, Chairman Johnston closed the Citizens Participation.

CONSENT ITEMS

1. Consider and act upon approval of the Minutes from the January 18, 2011, Regular Meeting.

A motion was made by Commissioner Dahl, and seconded by Commissioner Smith, to approve the minutes from January 18, 2011 Regular Meeting, as submitted. Motion carried 7 – 0.

REGULAR AGENDA

Action Agenda

1. Consider a recommendation to the City Council regarding a Final Plat creating four (4) lots on 260.08 acres, generally located north of FM 544, south of FM 3412 (Brown Street), and east and west of FM 1378 (Country Club Road).

This item was rescheduled from February 1, 2011 meeting, due to inclement weather. Ms. Ollie stated that the Final Plat is for Wylie Civic Center, for the development of the City Hall, Recreation Center and Library on Lot 1.

The access is located off Country Club Road (FM 1378) with divided entrance with one lane ingress and two lanes of egress.

With no questions for the applicant or Staff, a motion was made by Commissioner Tamez, and seconded by Vice-Chairman Wright, to recommend approval to the City Council for a Final Plat establishing four (4) lots on 260.08 acres, generally located north of FM 544, south of FM 3412 (Brown Street), and east and west of FM 1378 (Country Club Road). Motion carried 7 – 0.

Public Hearing

1. Hold a Public Hearing and consider a recommendation to the City Council, to amend Sections 2.09 & 2.10 of Ordinance 98-15 & Concept Plan of the Woodbridge Subdivision to increase the minimum dwelling size from 1,600 s.f. to 1,800 s.f. and to allow a minimum lot size of 5,500 s.f. **ZC 2011-01**

This item was rescheduled from February 1, 2011 meeting due to inclement weather. Ms. Ollie stated that the subject property is part of the larger mixed use Woodbridge Planned Development (PD 98-15), which consists of Single-Family Residential (SF-5.5, SF-7.2, and SF-8.4), Multifamily Residential, a Golf Course, Parks, Commercial, a School Site, and Common Open Spaces.

The purpose of the subject amendment is to allow for a minimum lot size of 5,500 square foot and increase minimum dwelling size from 1,600 to 1,800 square foot on the remaining 24.381 acres. The main entrance is from Creek Crossing Lane, which intersects Sachse Road.

Public Comment forms were mailed to thirty-six property owners, five responses were received. Two responses were in opposition and three responses in favor of the requested zoning amendment.

Mr. Don Herzog, applicant/developer, Herzog Development Corporation, 800 E Campbell Road, Suite 130, Richardson, Texas, gave a presentation to the Commissioners, stating that the proposed subject property has the possibility of being either Single-Family Residential or Patio Homes. Currently, the proposed plan is ninety-five percent certain that the development will be Single-Family

Residential lots. The development will have one or the other, but not a mixture of Single-Family and Patio Homes.

The minimum area of main building, exclusive of garages, breezeways and porticos will be as follows: 16 will have minimum 1,800 square feet, 44 will be 2,000 square feet, 28 will be 2,400 and 22 will be 2,800 square feet.

Mr. Herzog stated that 80% of the lots will be 50 feet by 120 feet as shown on the revised concept plan. The 110 foot minimum depth lots will primarily be located on cul-de-sacs and eyebrows. He also noted that with the 120 foot deep lots they are able to maintain the large treed area around the lake between the existing homes in Phase 10D and the open space in Phase 9. In addition, the treed areas will be retained adjacent to Creek Crossing Lane.

Chairman Johnston opened the Public Hearing. With no one approaching the Commissioners, Chairman Johnston closed the Public Hearing.

With no questions, a motion was made by Commissioner Dahl, and seconded by Commissioner Kopchenko, to recommend approval to the City Council, amending Sections 2.09 and 2.10 of Ordinance 98-15 and Concept Plan of the Woodbridge Subdivision to increase the minimum dwelling size from 1,600 square feet to 1,800 square feet and to allow minimum lot size of 5,500 square foot. ZC 2011-01. Motion carried 7 – 0.

2. Hold a Public Hearing and consider a recommendation to the City Council, amending PD 2000-22B & Concept Plan of the Estates of Creekside to decrease the front yard setback with the purpose of increasing the width of the main collector road into the subdivision and to delete 0.9 acres of ETJ land included in current PD, generally located south of Parker Road and approximately ½ mile west of Country Club Road. **ZC 2011-02**

This item was rescheduled from February 1, 2011 meeting due to inclement weather. Ms. Ollie stated that the subject tract was part of a Planned Development approved on March 27, 2001 in order to develop a master planned residential community. A Preliminary Plat has since expired and will be resubmitted in the near future pending approval of the subject PD amendments.

The intent of the amendment is to include alleys and to enlarge the main north/south route to a collector street. The alleys will prevent direct driveway access onto the collector.

The amendment to the Planned Development Conditions will include a roof pitch of 8:12 with no like elevation within seven lots of each other on both sides of the street, as well as front yard minimum setback being reduced to 25 feet for lots on Tract A, and 30 feet on lots on Tract B. All of these amendments are in conformance to the current Zoning Ordinance.

In addition, the typical lot size for Tract A lots increases from 10,000 square feet to 10,200 square feet and the typical lot size for all Tract B lots has a minimal decrease from 12, 690 square feet to 12, 502 square feet.

Nine Public Comment forms were mailed, with no responses returned in favor or in opposition.

Mr. Gary DeFrain, Developer/Applicant, 8235 Douglas Avenue, Suite 650, Dallas, Texas, gave a presentation to the Commissioners, stating that for seven years he submitted a request to the City of Wylie to extend approval of Preliminary Plat, which was originally submitted in 2001. However, he missed submitting the extension back in 2008, and decided to amend the original PD Conditions. The main collector street is sixty-five feet versus the original 50 feet right-of-way. Currently, there is a median opening off Parker Road being reviewed by TxDot.

Commissioner Wright questioned the size of the trees within the individual residential lots. Mr. DeFrain stated that there will be a minimum of two 3-inch caliper trees installed on each lot.

Chairman Johnston opened the Public Hearing, with no one approaching the Commissioners; Chairman Johnston closed the Public Hearing.

A motion was made by Commissioner Kopchenko, and seconded by Commissioner Smith, to recommend approval to the City Council, amending PD 2000-22B and Concept Plan of the Estates of Creekside to decrease the front yard setback with the purpose of increasing the width of the main collector road into the subdivision and to delete 0.9 acres of ETJ land included in current PD, generally located south of Parker Road and approximately half mile west of Country Club Road. ZC 2011-02.

MISCELLANEOUS

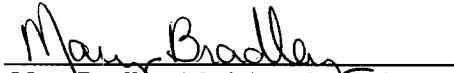
Ms. Ollie stated that every five years, Impact Fees must be considered and reviewed by an Impact Advisory Committee. The Committee is all of the Planning and Zoning Commissioners, and one person that reside within the ETJ. Staff is tentatively setting March 15, 2011, for the Impact Advisory Committee to meet this year.

ADJOURNMENT

A motion was made by Commissioner Tamez, and seconded by Commissioner Jordan, to adjourn the meeting at 7:36PM. All Commissioners were in consensus.


Philip Johnston, Chairman

ATTEST:


Mary Bradley, Administrative Assistant